

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, September 15, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness & Egley, Messrs. Bragg, Mitch, Stuber, Rosatone & Zagorski

Absent: Ms. Charleton, & Egley, Mr. Farmer

Staff: Frank Mancini, Jr. Director of Planning & Economic Development  
Joseph C. West Assistant Director  
Susan M. Jamery Senior Administrative Assistant  
Frank Vescio Planning Assistant/GIS Coordinator  
William C. Evans Associate Planner  
Sara Knapp Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr

Guests: Dan Distler, of BC Conservation District, Joe Widener of Sen. Vogel's office, Francis Todorich or Frank Sniezek of Rep. Gibbons Office & Nick Kerin of Congressman's Rothfus' office.

#### **Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the September 15, 2015 meeting. Motion carried unanimously

#### **OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) –no change in status. Floodplain – the new maps went effective on 8-17-15. Sara is in contact with FEMA and Dewberry to see if we can get the data digitally for our GIS system. Ohio River Trail – no change in status. Beaver County Comprehensive Recreation Plan - 9-16-15 is the next Committee meeting. Sara nor Frank will be able to attend (Sara – at conference and Frank – on vacation). EPA Brownfields Coalition Assessment Grant – Sara is reviewing the 9 proposals received. The Steering Committee RSVP's have all been returned except the Chamber of Commerce. First meeting expected in late Sept/early Oct. GIS Update – Joe is looking into a Pictometry flight for Spring 2016. Lawrence County is interested in partnering with Beaver County for their Pictometry flies every other spring, starting in 2016. Mercer County has already partnered up with Lawrence for Spring of 2018. It reduces costs for both counties if the flights are shared. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – no change in status. Freight Plan – no change in status. Frank directed Sue to add BC Hazardous Mitigation Update to the Project Status Report. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that Rt 18 will be closed on Friday, 9-18-15 as they make adjustments. The heavy haul road will be completely installed and they will use that until the bridge is ready. There was a brief discussion concerning if Shell has committed to locating in Potter Twp and although everything seems to point that way, there seems to be no final answer.

#### **NEW BUSINESS** **Development**

##### **Subdivisions for Review and Report (Major)**

Tingler Subdiv #1  
Hanover Twp 3 Lots

After staff's review, a motion was made by Mr. Zagorski and seconded by Mr. Mitch to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

##### **Subdivisions for Review and Report (Minor)**

Silverdot Lot Consol Pl	Douthitt Plan #1	Grey Consolidation Plan
Center Twp	Darlington Twp	Daugherty Twp
Russell Lot Consol Pl	PA Fish Commission Plan	Bach Plan
Economy Boro	Franklin Twp	New Sewickley Twp

**Proposed Land Developments - None**

**Recommendations**

**Proposed Zoning/SALDO Ordinances – None**

**Proposed Act 537 Revisions – None**

**Notifications**

**Air Quality Permits**

South Heights Boro – Hanson Aggregates BMC, Inc. – Renewal of existing Air Quality Permit # OP-04-00698 – Thaddeus Carr Dredge.

**Encroachment Permits**

Chippewa Twp – Plenary Walsh Keystone Partners – Permit for the JV #463 SR 4019 Project.

Fallston & Bridgewater Boros – Beaver Falls Mun Auth - Permit for the BC Bridge 24 Waterline Relocation Project.

**Mining Permits**

Darlington Twp – Three Rivers Aggregates, LLC – Permit Application # 04150301 for the Palmer Mine #2.

**Oil & Gas Permits**

Franklin Twp – ABARTA Oil & Gas Co. - Permit for the Fish & Boat Well Pad.

Marion Twp – Penn Energy Resources, LLC - Permit for the Beaver Pad 12, Well 3H Deepen Well Permit.

New Sewickley Twp – PennEnergy Resources, LLC (4) – Permit for the 1) PER B11, Wells 1H, 2H, 3H & 4H Deepen Well Permits, 2) Beaver pad 8, Wells 1H, 2H, 3H & 4H Deepen Well Permits, 3) Per B37 4H well Permit & 4) PER B39 Well Pad.

North Sewickley Twp – PennEnergy Resources LLC - Permit for the PER B26 Well Pad.

**Waste Permits**

Fallston Boro – JP Graham Transfer – Renewal of Permit # PA0098990 for their sewage treatment facility.

Greene Twp – FirstEnergy 2<sup>nd</sup> Quarter 2015 Quarterly report for Little Blue Run Disposal Impoundment.

**Water Allocation Permits**

New Sewickley Twp – New Sewickley Twp Mun Auth. – Permit for the renewal of their # 692.

**Other**

8-25-15 PUC letter – Re: PA Turnpike Comm.'s application for approval of the replacement of the Beaver River Bridge carrying the PA turnpike (I-76) over the tracks of CSX & Norfolk & Southern – in Big Beaver Boro & North Sewickley Twp.

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- Beaver Falls Mun Auth - BC Bridge 24 Waterline Relocation Project – Fallston & Bridgewater & encroachment permit (A)
- PennEnergy Resources LLC – PER B26 Well Pad & oil & gas permit – North Sewickley Twp (A)
- ABARTA Oil & Gas co, Inc. – Fish & Boat Well Pad – Franklin Twp & oil & gas permit (A)
- Plenary Walsh Keystone Partners – Chippewa Twp – JV #463, SR 4019 & encroachment permit (A)
- PennEnergy Resources, LLC – PER B37 Well Permit – New Sewickley Twp & Oil & gas permit (A)
- PennEnergy Resources, LLC – PER B39 Well Pad – New Sewickley Twp & Oil & gas permit (A)

A motion was made by Mr. Bragg and seconded by Mr. Mitch to accept/ratify the above letter and the motion carried unanimously.

Mr. Mitch suggested reviewing the process of the BCPC Board's review of consistency letters. Mr. Rosatone said that we will take this under advisement and that he will discuss this with Frank M.

**Misc./Informational**

- Ms. Barness noted that the new hotel locating in Center Twp near the Columbia Gas training facility is looking for a logo/slogan. If anyone has an idea, please contact Ms. Barness or Mr. Frank Vescio Sr.

**Adjournment**

There being no further business, Mr. Stuber made the motion to adjourn and Mr. Zagorski seconded. Motion carried unanimously and the meeting was adjourned.